

**FOURTH AMENDMENT TO AGREEMENT FOR PURCHASE
AND SALE OF PROPERTY**

WHEREAS, Boeing Realty Corporation, a California corporation, as seller ("**Seller**"), and Robert Hsu, as buyer ("**Buyer**"), entered into that certain Agreement for Purchase of Real Property and Escrow Instructions dated as of July 28, 2000, as amended by that certain First Amendment thereto dated as of February 28, 2001, as amended by that certain Second Amendment thereto dated as of April 6, 2001, and as further amended by that certain Third Amendment thereto dated as of September 10, 2001 (collectively, the "**Agreement**");

WHEREAS, Buyer has requested that Seller modify the Agreement, as more particularly hereafter set forth; and

WHEREAS, Seller is willing to modify the Agreement, but only on the terms and conditions hereafter set forth;

NOW, THEREFORE, the parties agree as follows:

1. Capitalized terms used herein and not otherwise defined herein shall have the meaning(s) ascribed to same under the Agreement.
2. Buyer and Seller acknowledge and agree that:
 - (a) Seller has caused recordation of the Final Map;
 - (b) Seller and Buyer hereby acknowledge and agree that the Closing Date is hereby modified to be December 15, 2001; and
 - (c) There are no conditions precedent to Buyer's obligation to close Escrow which have not been previously satisfied, other than issuance of the Title

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10/25/01 (1)

Section 4.4).

3. Buyer and Seller acknowledge and agree that time is of the essence under the Agreement, and especially as regards the Closing Date. Buyer acknowledges and agrees that Seller shall be under absolutely no obligation to enter into any further extension(s) or modification(s) of the Agreement.

4. Except as expressly modified hereby, each, every and all terms and conditions of the Agreement shall continue in full force and effect. In the event of any express conflict between the terms of the Agreement and the terms hereof, the terms hereof shall prevail.

Dated as of 10-30, 2001

SELLER:

BOEING REALTY CORPORATION, a
California corporation

By 

STEPHEN J. BARKER

Its

DIRECTOR-BUSINESS OPERATIONS

BUYER:


ROBERT HSU